

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 25, 2011 (Including unheard September cases)**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 25, 2011 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: An interpreter will be made available for anyone in need of this service. To request an interpreter, please contact the City of Columbus, Department of Building & Zoning Services at 645-4522 at least four (4) hours before the scheduled meeting time.

SEPTEMBER CASE AGENDA (Postponed to October):

1. **Application No.:** **11310-00350 - ***POSTPONED UNTIL DECEMBER 20, 2011*****
 Location: **2091 EAST DUBLIN-GRANVILLE ROAD (43229)**, located on the south side of E. Dublin-Granville Rd., approximately 160 ft. west of Maple Canyon Ave.

 Area Comm./Civic: Northland Community Council
 Existing Zoning: C-4, Commercial District
 Request: Variances to Sections:
 3356.11, C-4 district setback lines.
 To reduce the required building setback from 110 ft. to 34 ft. (76 ft.).
 3312.21, Landscaping and screening.
 To permit the establishment of a driveway in the required landscaped area in front of the building setback.
 3312.11, Drive-up stacking area.
 To not provide a by-pass lane for the stacking area.

 Proposal: To construct a new restaurant.
 Applicant(s): Lyndsey Ondecker; c/o Glaus, Pyle, Shomer, Burns & Dehaven, d.b.a., GPD Group
 1801 Watermark Dr., Suite 150
 Columbus, Ohio 43215

 Property Owner(s): McDonald's U.S.A., L.L.C.
 2 Easton Oval, Suite 200
 Columbus, Ohio 43219

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

2. **Application No.:** 11310-00413
Location: 910 W. FIFTH AVENUE (43212), located on the north side of 5th Avenue, approximately 100 feet east of Norton Avenue.
Area Comm./Civic: 5th by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3372.604, Setback requirements.
To increase the building setback from 10 feet to 85 feet.
Proposal: To construct an addition to an existing restaurant.
Applicant(s): GPD Group, c/o Ellen Bauman
5595 Transportation Blvd.
Cleveland, Ohio 44125
Property Owner(s): McDonald's USA, LLC
2 Easton Oval, Suite 200
Columbus, Ohio 43219
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 11310-00368
Location: 234 POCONO ROAD (43235), located at the northwest corner of Pocono Road and Rick Road
Area Comm./Civic: Far North Columbus Communities Coalition
Existing Zoning: SR, Suburban Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 22 feet.
3332.38, Private garage.
To increase the allowable area of a garage from 966 square feet (1/3 of 2898) to 1,086 square feet.
Proposal: To construct a new detached garage.
Applicant(s): David Scandinerio
234 Pocono Road
Columbus, Ohio 43235
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 11310-00381
Location: 127 OAKLAND PARK AVE. (43214), located on the south side of Oakland Park Ave., approximately 300 feet west of Fredonia Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 22 feet.
3332.38, Private garage.
To increase the allowable area of a garage from 720 square feet to 810 square feet.
Proposal: To raze and rebuild a new garage.
Applicant(s): Andrew Muetzel
127 Oakland Park Ave.
Columbus, Ohio 43214
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
5. **Application No.:** 11310-00383
Location: 61 EAST WILLIAMS ROAD (43207), located on the south side of East Williams Road, approximately 450 feet east of South High Street.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback from 25 feet to 10 feet.
Proposal: To install a driveway turn-around in the front yard of a residential property.
Applicant(s): Skilken D.S., c/o Seth Dorman
4270 Morse Road
Columbus, Ohio 43230
Property Owner(s): Steven Freeman
61 E. Williams Road
Columbus, Ohio 43207
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** 11310-00384
Location: 69 EAST WILLIAMS ROAD (43207), located on the south side of East Williams Road, approximately 500 feet east of South High Street.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: RRR, Restricted Rural Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback from 25 feet to 10 feet.
Proposal: To install a driveway turn-around in the front yard of a residential property.
Applicant(s): Skilken D.S., c/o Seth Dorman
4270 Morse Road
Columbus, Ohio 43230
Property Owner(s): Rufus Logan
69 E. Williams Road
Columbus, Ohio 43207
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** 11310-00387
Location: 2351 WESTBELT DRIVE (43228), at the southwest corner of Roberts Rd. & Westbelt Dr.
Area Comm./Civic: None.
Existing Zoning: M-2, Manufacturing
Request: Variances to Sections:
3312.21, Landscaping and screening.
To not provide interior landscaping and to be exempted from providing setback and perimeter screening; instead to provide perimeter landscaping.
3321.03, Lighting.
To allow the overall height of light standards to exceed 28 ft.; to allow the height to be 60 ft. Also, to install directional lighting instead of cut-off fixtures with recessed lighting.
3367.15, M-2 manufacturing district special provisions.
To permit the establishment of an 8 ft. fence within the 50 ft. of the street line.
Proposal: To expand and improve an existing railroad switching facility.
Applicant(s): Russ Henestofel; c/o E.M.H.&T.
5500 New Albany Rd.
Columbus, Ohio 43054
Property Owner(s): New York Central Lines, L.L.C.
550 Water St.
Jacksonville, Florida 32202
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** 11310-00388
Location: 272 FALLIS ROAD (43214), located on the north side of Fallis Road, approximately 100 feet west of Granden Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 22'6".
Proposal: To raze and rebuild a new garage.
Applicant(s): Shawn McNeil
370 Charleston Ave.
Columbus, Ohio 43214
Property Owner(s): David Givler
272 Fallis Road
Columbus, Ohio 43214
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
9. **Application No.:** 11310-00389
Location: 357 WEST FOURTH AVE. (43201), located on the south side of West Fourth Avenue, approximately 60 feet east of Pennsylvania Ave.
Area Comm./Civic: Harrison West Society
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To increase the allowable height of a garage from 15 feet to 20'6".
3312.25, Maneuvering
To reduce the maneuvering space from 20 feet to 15'5".
Proposal: To construct a new detached garage.
Applicant(s): Shawn McNeil
370 Charleston Ave.
Columbus, Ohio 43214
Property Owner(s): Randy Babb
357 W. Fourth Ave.
Columbus, Ohio 43201
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

10. **Application No.:** 11310-00394
Location: 1704 NORTH HIGH STREET (43201), located on the east side of High St.,
70 ft. north of E. 12th Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from
20 to 0.
Proposal: To convert retail floor space into restaurant space and a bank.
Applicant(s): Michael T. Shannon; c/o Crabbe, Brown & James
500 S. Front St., Suite 1200
Columbus, Ohio 43215
Property Owner(s): Stringshop Building, L.L.C.
115 W. Main St.
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
11. **Application No.:** 11310-00288
Location: 1947 SUNBURY ROAD (43219), located on the west side of Sunbury
Road, approximately 300 feet north of Mock Road.
Area Comm./Civic: North East Area Commission
Existing Zoning: R, Rural District
Request: Variance(s) to Section(s):
3312.35 - Prohibited parking.
To park a commercial vehicle in a residential district.
3312.43, Required surface for parking.
To allow a gravel driveway and parking area.
Proposal: To house a a Semi-trailer truck on a graveled parking surface in a
residential district.
Applicant(s): Dorella & James Washington
1947 Sunbury Road
Columbus, Ohio 43219
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

12. **Application No.:** 11310-00327
Location: 1460 NORTH HIGH STREET (43201), located at the southeast corner of E. 8th Ave. & N. High St.
Area Comm./Civic: University Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
3372.605, Building design standards.
A. To not provide an entrance door on the 8th Ave. frontage; D. To reduce the required glass area from between two ft. and ten ft. above the sidewalk from 60% to 42% on the High St. frontage and to reduce the required glass area from 60% to 10% on the 8th Ave. frontage; and E., To reduce the required glass area on the second floor from 25% to 10% on the 8th Ave. frontage.
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from 5 to 0.
Proposal: To convert 5,484 sq. ft. of office space into retail space and to make certain exterior alterations to the front building façade.
Applicant(s): Wirt C. Whittaker
84 Belpre Pl., W.
Westerville, Ohio 43081
Property Owner(s): A-Z Investment Properties, Ltd.
3790 S. Old 3C Rd.
Galena, Ohio 43021
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

OCTOBER CASE AGENDA:

1. **Application No.:** **10311-00451 ***REMANDED FROM COMMON PLEAS COURT*****
 Location: **370 MORRISON ROAD (43213)**, located at the northeast corner of
 Westbourne Ave. & Morrison Rd.
Area Comm./Civic: None
Existing Zoning: L-M, Limited Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
 3363.19, Location requirements.
 To permit a more objectionable use (recycling facility) to locate
 within 600 ft. of a residential or apartment residential zoning district,
 to be at a distance of approximately 200 ft.
 3363.27, Height and area regulations.
 To permit a recycling use to locate within 600 ft. of a residential or
 apartment residential use at a distance of approximately 200 ft.
 3363.41, Storage.
 To not provide the required fence or green belt planting strip for
 screening. Also, to allow salvage storage to occur within 600 ft. of a
 residential or apartment residential zoning district at a distance of
 approximately 200 ft.
 3389.07, Impound lot, junk yard or salvage yard.
 To grant a special permit for the establishment of a recycling facility.
 3392.04, Special permit.
 To obtain a special permit for the operation of a recycling facility.
 3392.10, Performance requirements.
 To increase the allowable height of piled material to be up to 30 ft.
 instead of 10 ft. Also, to not provide at least a 6 ft. tall, non-
 transparent fence around an open area where business is
 conducted.
 3392.12, Prohibited location.
 To allow a recycling facility to be established within 600 ft. of a
 residential or institutional zoning district; to be at a distance of
 approximately 230 ft.
Proposal: To establish a recycling facility.
Applicant(s): Columbus Bituminous Concrete Corp.; c/o Jeffrey L. Brown/David Hodge;
 Smith & Hale, L.L.C.
 37 W. Broad St., Suite 725
 Columbus, Ohio 43215
Property Owner(s): Columbus Bituminous Concrete Corp.; c/o Robert R. Dunn
 10 W. Broad St., Suite 2100
 Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** 11310-00441
Location: 792 SOUTH FIFTH STREET (43206), located on the east side of South Fifth Street, approximately 200 feet north of East Kossuth Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.38, Private garage.
To allow habitable space in the second floor of the garage.
3332.38, Private garage.
To allow a detached garage to occupy more than 45 percent of the total rear yard (53 percent).
3332.18, Basis of computing area.
To increase total lot coverage from 50 percent to 52.89 percent.
3332.28, Side or rear yard obstruction.
To allow a structure in the required side yard.
Proposal: To construct a detached garage.
Applicant(s): William Hugus Architects, Ltd.
750 Mohawk Street
Columbus, Ohio 43206
Property Owner(s): James & Nancy Fleming
792 S. Fifth Street
Columbus, Ohio 43206
Case Planner: Jamie Freise, 6415-6350
E-mail: JFFreise@Columbus.gov
3. **Application No.:** 11310-00446
Location: 7130 SAWMILL ROAD (43235), located at the northeast corner of Sawmill Road and I-270.
Area Comm./Civic: Far Northwest Coalition
Existing Zoning: CPD, Commercial Planned Development District
Request: Variance(s) to Section(s):
3312.49, Maximum numbers of parking spaces required.
To increase the maximum number of parking spaces from 90 to 125.
3312.29, Parking Space
To allow 12 parking spaces at the south end of the parking lot to be less than the code required size of 9' x 18'.
Proposal: To construct a restaurant.
Applicant(s): Icebreaker Development, c/o Steve Fox
171 Charring Cross Drive
Westerville, Ohio 43081
Property Owner(s): Newmarket Acquisition Ltd.
191 W. Nationwide Blvd., Ste 200
Columbus, Ohio 43215
Case Planner: Jamie Freise, 6415-6350
E-mail: JFFreise@Columbus.gov

4. **Application No.:** 11310-00452
Location: 1122 NORTH HIGH STREET (43201), located on the east side of N. High St., at the terminus of W. 4th Ave.
Area Comm./Civic: Italian Village Commission
Existing Zoning: C-4, Commercial District
Request: Variance to Section: 3312.49, Minimum number of parking spaces required.
To reduce the required number of additional parking spaces from 13 to 0. To reduce the required number of bicycle parking spaces from 2 to 0.
Proposal: To convert 1,309 sq. ft. of retail commercial space into restaurant space.
Applicant(s): Danny Popp; c/o DDP and Associates, Architects/Planners
855 E. Cooke Rd.
Columbus, Ohio 43224
Property Owner(s): Ruanphae Chution
1124 N. High St.
Columbus, Ohio 43201
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
5. **Application No.:** 11311-00449
Location: 3500 MILL RUN DRIVE (43026), located at the southeast corner of Spring Mill Drive and Mill Run Drive
Area Comm./Civic: None
Existing Zoning: L-ARLD, Apartment Residential District
Request: Special Permit(s) to Section(s): 3389.033, Cemetery.
To allow a columbarium.
Proposal: To permit a columbarium to be used for the internment of cremated remains.
Applicant(s): Timothy C. Long
455 S. Ludlow Street
Columbus, Ohio 43215
Property Owner(s): Upper Arlington Lutheran Church
2300 Lytham Road
Columbus, Ohio 43220
Case Planner: Jamie Freise, 6415-6350
E-mail: JFFreise@Columbus.gov

6. **Application No.:** 11311-00451
Location: 842 MANSFIELD AVE. (43219), located on the east side of Mansfield Avenue, approximately 300 feet south of East Fifth Avenue.
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit & Variances(s) to Section(s):
3389.07 - Impound lot, junk yard or salvage yard.
To allow an imound lot.
3392.10, Performance requirements.
To not enclose the impound lot with a solid fence.
3392.12, Prohibited location.
To allow an impound lot to be located within 600 feet of any residential or institutional zoning district.
- Proposal:** To allow an unfenced impound lot within 600 feet of residentially zoned property.
- Applicant(s):** Jeffrey L. Brown
37 W. Broad St., Suite 725
Columbus, Ohio 43215
- Property Owner(s):** Donald & Anna Compton, Tr
1000 Urlin Avenue
Columbus, Ohio 43212
- Case Planner:** Jamie Freise, 6415-6350
E-mail: JFFreise@Columbus.gov
7. **Application No.:** 11311-00453
Location: 551 CORR ROAD (43207), located on the south side of Corr Rd., approximately 1/2 mile west of Hilock Rd.
Area Comm./Civic: Far South Columbus Area Commission
Existing Zoning: M, Manufacturing District
Request: Special Permit to Section:
3389.12, Portable building.
To allow a portable building to serve as a temporary guard house.
- Proposal:** To permit the continuation of the use of a portable building.
- Applicant(s):** Mike Williamson; c/o Cornerstone Engineering & Planning
5543-1/2 U.S. Route 42
Mt. Gilead, Ohio 43338
- Property Owner(s):** William R. McQuirt
4845 Obetz-Reese Rd.
Columbus, Ohio 43207
- Case Planner:** Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

8. **Application No.:** 11310-00462
Location: 2233 HARDY PARKWAY STREET (43123), located on the west side of Hardy Parkway St., approximately 207.5 ft. south of Feddern Ave.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.43, Required surface for parking.
To allow the use of a gravel surface for parking.
Proposal: To allow parking and storage of vehicles and equipment on a gravel surface for a mobile equipment rental company.
Applicant(s): David Hodge; c/o Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Burroughs Property Holdings, L.L.C.
2233 Hardy Parkway St.
Grove City, Ohio 43123
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
9. **Application No.:** 11310-00521
Location: 2232 & 2236 SUMMIT STREET (43201), located at the southeast corner of E. Oakland Ave. & Summit St.
Area Comm./Civic: University
Existing Zoning: C-4, Commercial District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the required number of additional parking spaces from 25 to 0.
Proposal: To convert retail commercial space into an eating & drinking establishment.
Applicant(s): Blake Compton
3494 Trabue Rd.
Columbus, Ohio 43204
Property Owner(s): Ville Billy Properties, L.L.C.
434 Clinton Heights Ave.
Columbus, Ohio 43201
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov